

TRANSFER
TAX
PAIDSHORT FORM WARRANTY DEED

022499

Willows Associates, LP, a Delaware limited partnership, doing business in Waterville, Kennebec County, Maine, FOR CONSIDERATION PAID, grants to Goudreau Waterville, LLC, a Maine limited liability company, whose mailing address is 110 College Avenue, Waterville, ME 04901, WITH WARRANTY COVENANTS, the following described real property located in Waterville, Kennebec County, State of Maine:

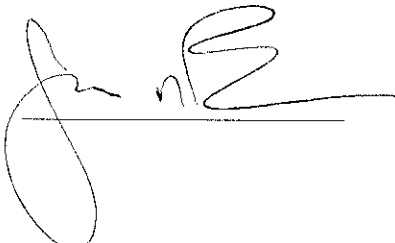
See Attached Schedule A

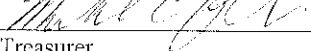
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IN WITNESS WHEREOF, Willows Associates, LP has caused this instrument to be executed by Willows Management Company, Inc., its General Partner, by Michael C. Tyler, its duly authorized Treasurer this 30 day of August, 2000.

WITNESS:

Willows Associates, LP, a Delaware
limited partnership
By: Willows Management, Inc.,
General Partner



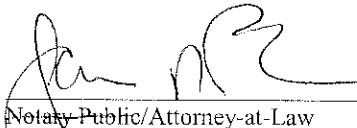
By: 
Its: Treasurer
Print Name: Michael C. Tyler

STATE OF MAINE
COUNTY OF Kennebec, SS.

August 30, 2000

Personally appeared the above-named Michael C. Tyler, Treasurer of Willows Management, Inc., General Partner of Willows Associates, LP, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Willows Associates, LP.

Before me,



Notary Public/Attorney-at-Law

Print Name: JAMES W. BOUDET
My commission expires: _____

7, S.L. 4

SCHEDULE A

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A certain lot or parcel of land situated on the westerly side of College Avenue in the City of Waterville, County of Kennebec, and State of Maine, and being more particularly described as follows to wit:

Beginning at a 5/8" steel pin with identification cap set in the westerly line of College Avenue at the southeast corner of land now owned by the "Sunset Home" formerly owned by Frederic E. Boothby; said Boothbys' deed is recorded in the Kennebec County Registry of Deeds Book 354 Page 86; Thence south thirty eight degrees fourteen minutes west (S 38°14' W) along the westerly line of College Avenue for two hundred eighteen and zero tenths (218.0') feet to a 7/8" steel pin in the northeast corner of land now or formerly owned by George Psikarakis; said Psikarakis' deed is recorded in the Kennebec County Registry of Deeds Book 3266 Page 235; Thence north fifty one degrees forty eight minutes west (N 51°48' W) along the northerly line of said Psikarakis for one hundred thirty one and zero tenths (131.0') feet to a 7/8" steel pin; Thence south thirty eight degrees five minutes west (S 38°05' W) along the westerly line of said Psikarakis for sixty two and eight tenths (62.8') feet to a 7/8" steel pin in the northerly line of Myrtle Street; Thence north sixty degrees thirty two minutes west (N 60°32' W) along the northerly line of Myrtle Street for sixty three and one tenth (63.1') feet to a 7/8" steel pin in the southeast corner of land now or formerly owned by Kyvele Gregory; said Gregorys' deed is recorded in the Kennebec County Registry of Deeds Book 1211 Page 222; Thence north twenty nine degrees twenty eight minutes east (N 29°28' E) along the easterly line of said Gregory for one hundred twenty four and four tenths (124.4') feet to 5/8" steel pin with identification cap set; Thence north sixty degrees fifty eight minutes west (N 60°58' W) along the northerly line of said Gregory for two hundred thirty three and eight tenths (233.8') feet to a 7/8" steel pin in the northwest corner of land now or formerly owned by Kyvelle Gregory; said Gregorys' deed is recorded in the Kennebec

County Registry of Deeds Book 1150 Page 470; Thence south twenty nine degrees zero minutes west (S 29°00' W) along the westerly line of said Gregory for one hundred twenty four and five tenths (124.5') feet to a 7/8" steel pin in the northerly line of Myrtle Street; Thence north sixty one degrees zero minutes west (N 61°00' W) along the northerly line of Myrtle Street for thirty eight and zero tenths (38.0') feet to a 5/8" steel pin with identification cap set; Thence south twenty nine degrees zero minutes west (S 29°00' W) along the westerly end of Myrtle Street for forty and zero tenths (40.0') feet to a 5/8" steel pin in the southerly line of Myrtle street and the northerly line of land now or formerly owned by Kyvelle Gregory St. Peter; said St. Peters' deed is recorded in the Kennebec County Registry of Deeds Book 2447 Page 35; Thence north sixty one degrees zero minutes west (N 61°00' W) along the northerly line of said St. Peter for twenty and zero tenths (20.0') feet to a 5/8" steel pin in the northwest corner of said St. Peter; Thence south twenty nine degrees zero minutes west (S 29°00' W) along the westerly line of said St. Peter for one hundred forty four and four tenths (144.4') feet to a 5/8" steel pin with identification cap set in the northerly line of land now or formerly owned by Doris Scribner; said Scribners' deed is recorded in the Kennebec County Registry of Deeds Book 2111 Page 18; Thence north sixty degrees forty six minutes west (N 60°46' W) along the northerly line of said Scribner for one hundred seven and eight tenths (107.8') feet to a 5/8" steel pin with identification cap set; Thence south twenty nine degrees twenty one minutes west (S 29°21' W) along the westerly line of said Scribner for eighty five and zero tenths (85.0') feet to a 1" iron pipe in the northerly line of Abbott Street; Thence north sixty degrees forty six minutes west (N 60°46' W) along the northerly line of Abbott Street for one hundred ten and eight tenths (110.8') feet to a 5/8" steel pin with identification cap set in the northerly line of Abbott Street and the southeast corner of land now or formerly owned by Larry D. Clark; said Clarks' deed is recorded in the Kennebec County Registry of Deeds Book 2296 Page 67; Thence north twenty nine degrees fourteen minutes east (N 29°14' E) along the easterly line of said Clark for one hundred and zero tenths (100.0') feet to a 5/8" steel pin with identification cap set in the southerly line of land now or formerly owned by Glenwood B. Kierstead; said Kiersteads' deed is recorded in the Kennebec County Registry of Deeds Book 1030 Page 379; Thence south sixty degrees forty six minutes east (S 60°46' E) along the southerly line of said Kierstead for fifteen and three tenths (15.3') feet to a 1" iron pipe in the southeast corner of said Kierstead; Thence north twenty eight degrees thirty one minutes east (N 28°31' E) along the easterly line of said Kierstead for one hundred three and four tenths (103.4') feet to a 3/4" iron pipe in the southerly line of Myrtle Street Extension; Thence south sixty one degrees twenty nine minutes east (S 61°29'

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E) along the southerly line of Myrtle Street Extension for fifty six and one tenth (56.1') feet to a 5/8" steel pin with identification cap set; Thence north twenty eight degrees thirty nine minutes east (N 28°39' E) along the easterly end of Myrtle Street Extension for fifty and zero tenths (50.0') feet to a 5/8" steel pin with identification cap set; Thence north sixty one degrees twenty nine minutes west (N 61°29' W) along the northerly line of Myrtle Street Extension for fifty six and eight tenths (56.8') feet to a 5/8" steel pin with identification cap set in the northerly line of Myrtle Street Extension and the southeast corner of land now or formerly owned by Raymond E. Libold, said Libolds' deed is recorded in the Kennebec County Registry of Deeds Book 2779 Page 48; Thence north twenty eight degrees thirty one minutes east (N 28°31' E) along the easterly line of said Libold and land now or formerly owned by Nancy A. Sanford; said Sanfords' deed is recorded in the Kennebec County Registry of Deeds Book 3952 Page 235, for two hundred and zero tenths (200.0') feet to a 5/8" steel pin with identification cap set in the northeast corner of said Sanford; Thence north sixty one degrees twenty nine minutes west (N 61°29' W) along the northerly line of said Sanford for fifteen and zero tenths (15.0') feet to a 5/8" steel pin with identification cap set; Thence north twenty eight degrees thirty one minutes east (N 28°31' E) along land now or formerly owned by Lewis Rosenthal for forty five and five tenths (45.5') feet to a 5/8" steel pin with identification cap set; Thence north sixty one degrees forty four minutes west (N 61°44' W) along the land of said Rosenthal for five and one tenth (5.1') feet to a 5/8" steel pin with identification cap set; Thence north twenty eight degrees sixteen minutes east (N 28°16' E) for two hundred fifty and zero tenths (250.0') to a 1" iron pipe in the southerly line of Columbia Road and the northeast corner of land now or formerly owned by Jennie E. Kitchin; said Kitchins' deed is recorded in the Kennebec County Registry of Deeds Book 3068 Page 181; Thence south sixty one degrees forty four minutes east (S 61°44' E) along the southerly line of Columbia Road for sixty four and nine tenths (64.9') feet to a 2" iron rod in the southerly line of Columbia Road and the northwest corner of said "Sunset Home"; Thence south twenty eight degrees sixteen minutes west (S 28°16' W) along the westerly line of said "Sunset Home" for two hundred twenty five and zero tenths (225.0') feet to a 5/8" steel pin with identification cap set in the southeast corner of said "Sunset Home"; Thence south sixty degrees fifty eight minutes east (S 60°58' E) along the southerly line of said "Sunset Home" for six hundred ninety one and zero tenths (691.0') feet more or less to the point of beginning.

RECEIVED KENNEBEC SS.

2000 SEP -1 AM 10:20

 ATTEST: *Theresa R. Mann*
 REGISTER OF DEEDS